

DRAFT
MANSFIELD ZONING BOARD OF APPEALS –REGULAR MEETING
MINUTES
JULY 14, 2010

Vice-Chairman Singer-Bansal called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Fraenkel, Katz, Singer-Bansal, Wright

Alternate – Accorsi, Clauson, Gotch

Absent: Members – Pellegrine

JAMES DIXON & LISA HOLLE – 7:00 PM

To hear comments on the application of James Dixon & Lisa Holle for a Variance of Art VIII, Sec A to construct a one-car garage which would be located 18' from the front property line where 60' is required at 7 Storrs Hgts Rd.

The applicants said that they would like to install a single bay, prebuilt garage and that the location they chose is the only logical place for it due to the location of the septic system. The actual size of the garage is 13'2" x 21'2" with a height of 10'6".

A Neighborhood Opinion Sheet was received showing no objections from abutters. Natalie Miniutti, president of the neighborhood association in Storrs Heights, contacted Curt Hirsch to ask for a continuance of the hearing in order to give her more time to contact association members. He told her that she should submit her request in writing but that request was never received. The applicant said that she was notified verbally just prior to the hearing that all association members had been notified and that they would not be asking for the continuance.

BUSINESS MEETING

Fraenkel made a motion to approve the application of James Dixon & Lisa Holle for a Variance of Art VIII, Sec A to construct a one-car garage which would be located 18' from the front property line where 60' is required at 7 Storrs Hgts Rd for a one bay garage measuring 13' x 21', according to the submitted application with landscaping to be maintained between the garage and the front property line and not to exceed 10 ½' in height, seconded by Wright.

Alternate Accorsi acted as a voting member of the Zoning Board of Appeals for this hearing.

In favor: Accorsi, Fraenkel, Katz, Singer-Bansal, Wright

Motion passed unanimously.

Reasons for approval:

- topographical – no other place for garage
- size of lot
- location of septic

APPROVAL OF MINUTES FROM JUNE 9, 2010

Wright moved to approve the minutes of June 9, 2010 as presented, seconded by Fraenkel. All in favor.

ADJOURNMENT

Meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Sarah Accorsi, Secretary